

THE COMMISSIONERS OF ST. MICHAELS

OFFICE OF CODE ENFORCEMENT, PLANNING AND ZONING

SETTLED 1670-1680

300 MILL STREET

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INCORPORATED 1804

ST. MICHAELS, MD 21663

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STAFF REPORT PREPARED BY:

Kymberly Kudla, Zoning Officer

DATE PC MEETING :

June 1, 2021

GENERAL INFORMATION

OWNER/APPLICANT: St. Michaels Community Center Inc.

REQUEST: Parking Waiver

REVIEW: Planning Commission

LOCATION: 103 Railroad Avenue (map 0200, parcel 1552)

ZONING CLASSIFICATION: Central Commercial (CC)

EXISTING LAND USE: Community Center

UTILITIES: The parcel is currently served by municipal water and County Sewer. All other public or private utilities are available to the parcel.

FACILITIES AND SERVICES: The St. Michaels Volunteer Fire Department and the St. Michaels Police Department currently provide emergency services and will continue to do so.

The Town provides trash and recycling at a standard level to all properties.

STAFF COMMENTS

The business owner is proposing to construct a 700SF addition.

Parking Requirements:

Per §340-145(5)(b) Preexisting structures. Any commercial use permitted by this chapter in the applicable zoning district may be continued, altered, changed, established, expanded, decreased, and/or re-expanded without meeting the current on-site parking requirements if the Planning Commission determines that the change does not significantly increase parking demand for the use.

- Section §340-146 requires 1 parking space per 100SF of gross floor area. SMCC is therefore requesting a waiver for 7 spaces.

Planning Commission Options:

- The proposed use does not increase the demand for parking and you waive the parking requirement.

Note: Due to the current temporary moratorium on fee-in-lieu usage, this is the only option other than requiring 7 spaces to be provided.

General Zoning Items:

- The Historic District Commission has already approved the addition.